



## Projects that will require residential plan review:

- Additions and Renovations
- Basement Finishing
- Deck Additions
- New Homes
- New Townhomes
- Pools
- Sunrooms and Pavilions

## What plans are required for your project?

The following plans are required for submittal:

- Deck/porch details
- Elevations
- Floor framing
- Floor plan
- Foundation plan
- Roof plan
- Wall Section
- Survey

**\$150 Residential plan review fee applicable**

Permits are only issued after all reviews are completed, approved and all fees are paid. The time required to conduct this review will depend on the completeness of the information we receive at application.

### **Residential Plan Review**

Building plan review is necessary to determine if your project is in compliance with local and state building codes, the zoning ordinance and other county and state ordinances and/or regulations. The residential plan review is done simultaneously with all other required reviews; therefore, it will not extend the time in which it takes for your permit to be approved.

### **Construction Codes**

The City of Fairburn enforces the International Building Codes as prescribed by the International Code Council, mandated by and amended by the State of Georgia as well as the City of Fairburn Code of Ordinances. As of January 1, 2020, the City enforces the following codes:

#### **International Code, 2018 Edition, with Georgia Amendments (2020):**

- International Building Code
- International Residential Code
- International Fire Code
- International Plumbing Code
- International Mechanical Code
- International Fuel Gas Code

#### **National Electrical Code,**

2020 Edition, with no Georgia Amendments

#### **International Energy Conservation Code,**

2015 Edition, with Georgia Supplements and Amendments (2020)

#### **International Swimming Pool and Spa Code,**

2018 Edition, with Georgia Amendments (2020)

#### **NFPA 101**

Life Safety Code 2018 Edition with State Amendments (2020)